

780 CMR 53.00 Building Planning

780 CMR 5305 CEILING HEIGHT

5305.1 Minimum Height. Habitable rooms, hallways, corridors, bathrooms, toilet rooms, laundry rooms and basements shall have a ceiling height of not less than seven feet (2134 mm). The required height shall be measured from the finish floor to the lowest projection from the ceiling.

Exceptions:

1. Beams and girders spaced not less than four feet (1219 mm) on center may project not more than six inches (152 mm) below the required ceiling height.
2. Ceilings in basements without habitable spaces may project to within six feet, eight inches (2032 mm) of the finished floor; and beams, girders, ducts or other obstructions may project to within six feet, four inches (1931 mm) of the finished floor.
3. Not more than 50% of the required floor area of a room or space is permitted to have a sloped ceiling less than seven feet (2134 mm) in height with no portion of the required floor area less than five feet (1524 mm) in height.
4. Bathrooms shall have a minimum ceiling height of six feet eight inches (2036 mm) over the fixture and at the front clearance area for fixtures. A shower or tub equipped with a showerhead shall have a minimum ceiling height of six feet eight inches (2036 mm) above a minimum area 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.
5. Habitable basements with a drop ceiling shall have a minimum clear ceiling height of six feet eight inches.